

Design & Access
Statement

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0.0 Contents

0.0	Contents
1.0	Introduction
1.1	Introduction to the Project
1.2	Content of the Application
1.3	Structure of the Document
1.4	The Applicant
1.5	The Project Team
1.6	Piercy&Company
1.7	Art, Craft & Technology
2.0	Development Context
2.1	Site Location & Context
2.2	Existing Character
2.3	Existing Layout & Use
2.4	Constraints & Opportunities
2.5	Site History and Cultural Background
2.6	Market Character
2.7	Design Brief & Objectives
2.8	Design Approach

3.0	Design Response
3.1	Masterplan Principles
3.2	Plan Layout
3.3	Conceptual Form
3.4	Context
3.5	Physical Model
3.6	Indicative Elevation
3.7	Materiality
3.8	Core Building Elements
3.9	Concept Images
4.0	Technical Considerations
4.1	Ventilation & Electrical Strategy
4.2	Below Ground Drainage
5.0	Conclusion
5.1	Summary of development
Appendices	
AP.1 Appendix 1 - Planning Drawings	

1.0 Introduction



1.1 Introduction to the Project

Castlehaven Row LTD (the Applicant), part of Market Tech Holdings Ltd, purchased Camden Stables Market in 2014. The Applicant has a vision to sensitively refurbish the heritage assets of the site whilst improving the later buildings and the visitor market experience.

The key objectives of this vision are to improve the existing historic buildings and to provide vibrant new market spaces whilst improving access through the Market.

This application is the first of a number of applications that will be made in the coming months that come together to deliver this wider vision.

Specifically, this application seeks approval for 4 market structures, providing a maximum of 8 small, individual Class A5 units adjacent to the Gin Building. These structures have been sensitively designed to replace the historic class A5 structures in this location.

In terms of the wider masterplan, the area between the main Chalk Farm Road Gate and the Gin House is seen as a receptacle of people, where visitors can orientate themselves. It is intended through the built form; seating within the public realm; and a programme of events and activities that this space will have a civic character, aligned with it's importance as the main entrance to the Stables Market.

As an architectural intervention, these units are modest in their scale and follow a simple, clean industrial aesthetic. The stalls are designed to be a recessive backdrop to the activity of the market rather than an architectural statement.

This approach allows the market to retain it's unique character, which is of course what makes the Market such an attractive proposition in the first place.

1.2 Content of the Application

The Applicant is submitting a detailed planning application for the area in front of the Gin Building that forms a small part of the entire ‘site’ known as ‘Camden Stables Market’.

Further planning applications will follow that look at individual areas of the Stables Market. These applications will focus mainly on ground floor retail frontages.

The detailed application for this proposal fronting the Gin House is accompanied by a set of application drawings and this document, the Design and Access Statement (DAS).

1.3 Structure of the Document

The Design and Access Statement (DAS) has been prepared having regard to guidance published by the Commission for Architecture and the Built Environment (CABE) and legislation described in The Town and Country Planning (Development Management Procedure) (England) Order 2013.

The DAS describes the proposals, and includes the existing site, the development context, the layout, use, size, scale and massing of proposals, along with a description of public realm improvements.

1.4 The Applicant

The Applicant for this proposal is Castlehaven Row Limited, a subsidiary of Market Tech Holdings Limited.

Market Tech Holdings Limited own other Camden markets including the Camden Lock Market to the south of the application site and Hawley Wharf, a major development site along the Regent's Canal to the east. Unifying these sites under single ownership represents a huge opportunity to significantly enhance and improve the existing market and its surroundings.

Castlehaven Row Limited has appointed local architecture practice Piercy&Company together with a very experienced and knowledgeable consultant team to work on the wider development proposals to sensitively refurbish and improve Camden Stables Market.

The scheme that has been put forward as part of this planning application is to provide 4 Class A5 stalls to create improved stall facilities that are more fitting to the industrial heritage of the market.

As part of the commitment to improving Camden Markets, the Applicant sets out below the following key pledges that together form the vision for the markets as a whole:

- Make Camden Markets more relevant to the local residents and the working community
- Re-engage with a wider London audience
- Enhance the eclectic and attractive mix of small, niche, independent retailers
- Be a centre of local production and consumption – ‘making, doing, selling’
- Provide a range of occupancy offers – from pop-ups to market stalls to shop units
- Increase quality in everything we do, whilst maintaining the diversity of the offer
- Enrich and grow the food and drink, and leisure offer, thereby also enhancing the evening offer
- Inspire the formation of a hub for creative enterprise and cultural industries
- Expand on our engagement with local charities and organisations
- Encourage people to come and enjoy Camden Markets for their cultural diversity and retail integrity

1.5 The Project Team

Together with Piercy&Company (the Architect), the following professional consultants have also provided input into the design and production of the planning application:

- Structural Engineering - Price & Myers
- Fabrication - Commercial Systems International (CSI Hull)
- Planning consultant – Gerald Eve
- M+E Engineering – OptimaBES



1.6 Piercy&Company

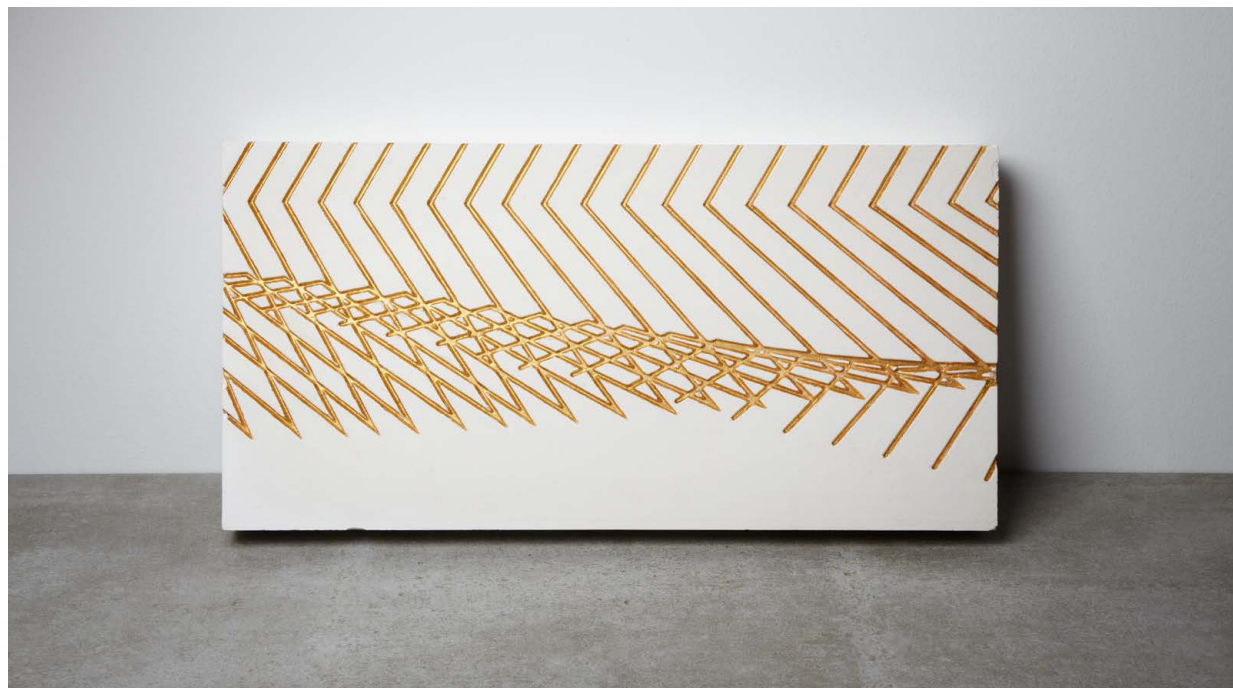
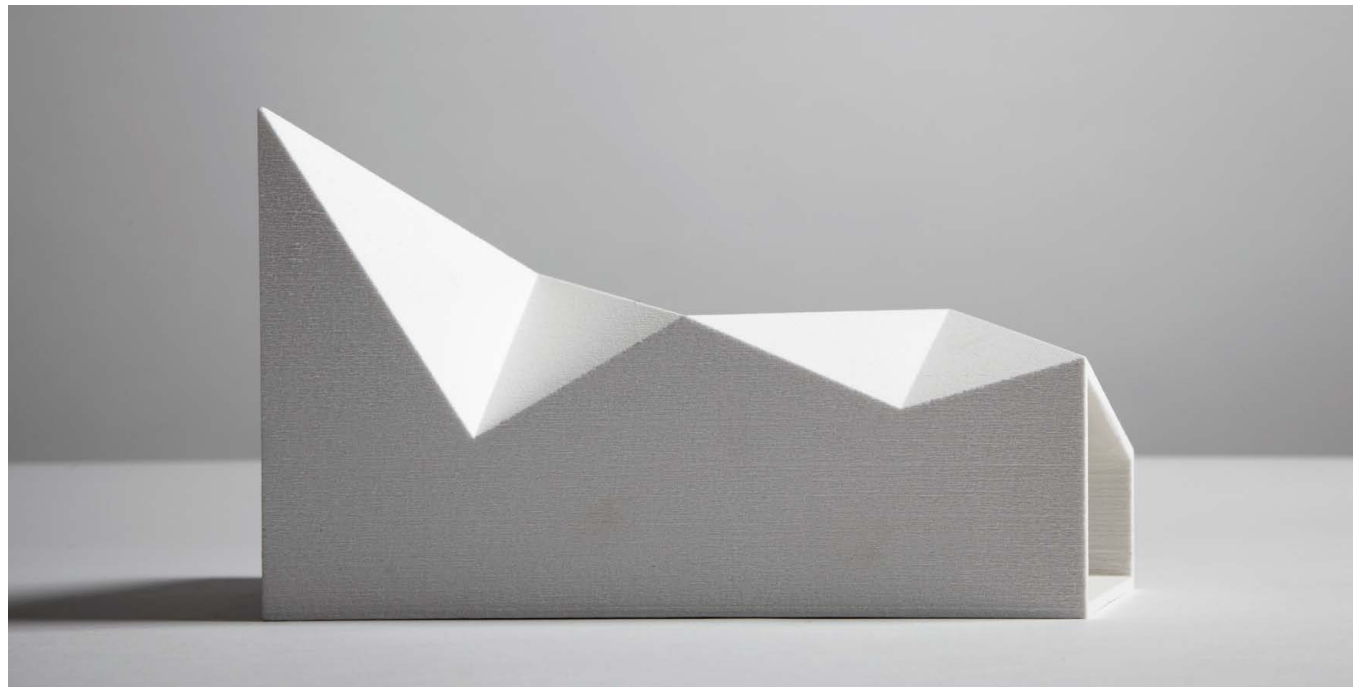
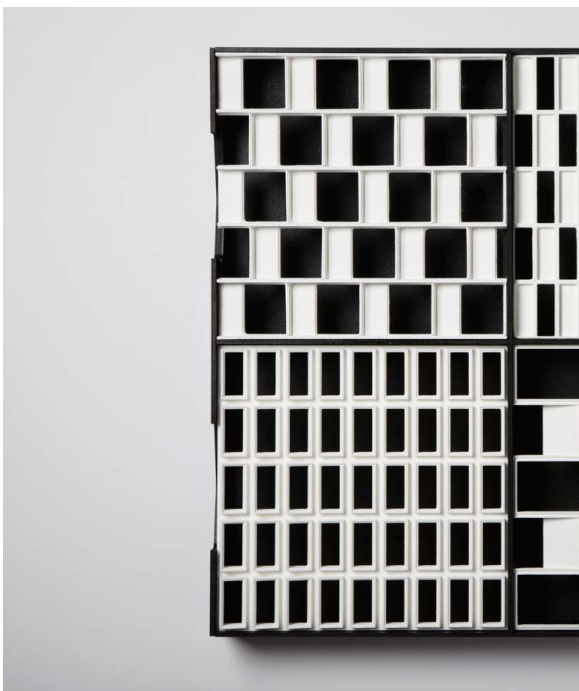
Piercy&Company (the Architect) was founded in 2001 and is part of a new generation of leading British architectural practices.

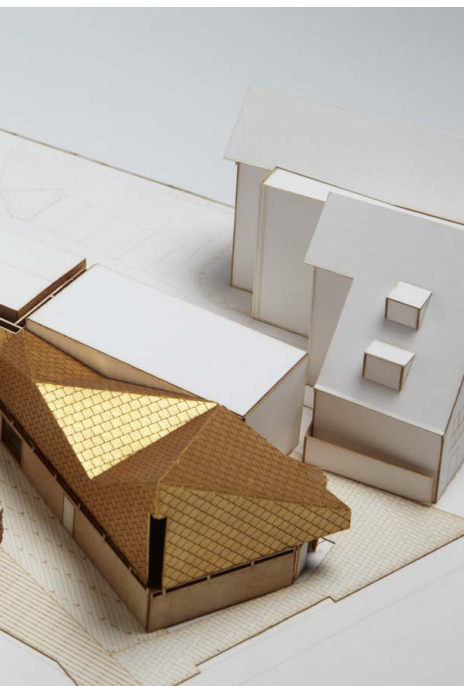
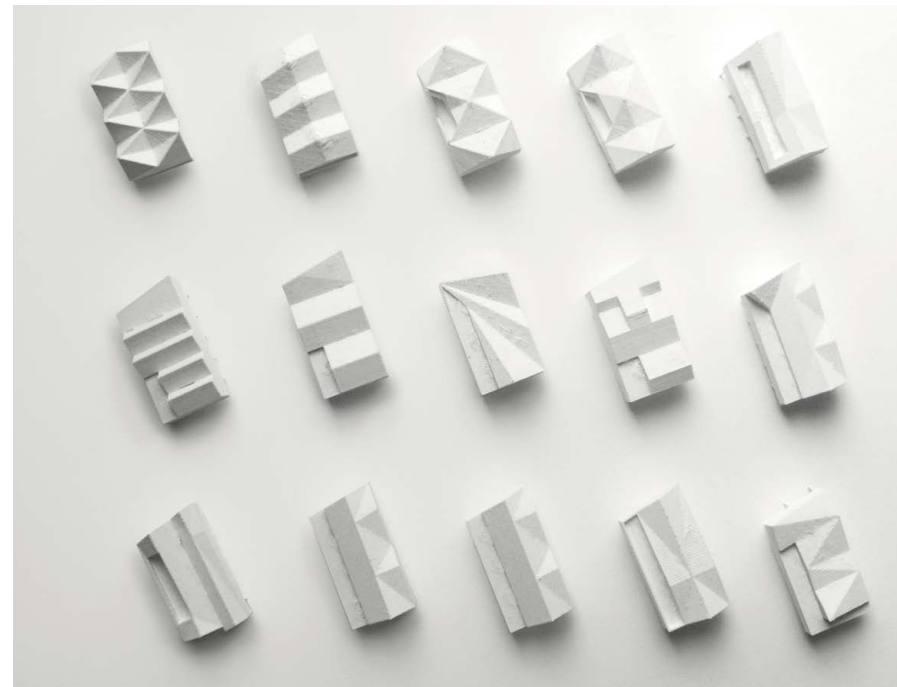
The studio has carved a reputation for carefully crafted contemporary residential, commercial and civic projects in sensitive historic environments. Influenced by the British Arts & Crafts tradition, Piercy&Company's buildings have a strong sense of materiality linked to the local. As well as looking to the past, the practice looks forward, engaging with new technologies and techniques in the exploration of more generous, expressive forms of architecture.

An emphasis on a direct response to the conditions of each site has led to a diverse portfolio. From the conversion of an 1802 Martello Tower into a private house, to the transformation of a tired 1960's office building into contemporary apartments on London's Oxford Street and the 21st century re-imagining of a Victorian warehouse for the Turnmill building in Clerkenwell; each project is shaped by a rigorous investigation of the particularities of people and place.

At the heart of the studio's ethos is the concept of 'designing through making'. A digital fabrication centre and the studio's own workshops provide a testing ground for new ideas, whilst collaborative relationships with artists and makers continually invigorate the studio.







1.7 Art, Craft & Technology

For Piercy & Company, the idea of reducing a design to its purest, most rational form has never really appealed. Material imperfections, happy accidents of the design process or traces of the maker can become the real beauty of the project.

Our work seeks a balance between Modernist ideals of pure space and light, and a more poetic form of architecture which has a sensibility towards texture, historic fabric, and place.

Often we find ourselves negotiating, and embracing, complex relationships between new and old techniques to arrive at buildings that are generous in detail and strong in form.

We spend time carefully interweaving poetic and pragmatic considerations to create designs with narrative, integrity, and commercial clarity.

As a studio we have adopted digital production and custom fabrication as a way to be more experimental and expressive with the design process. We deliver projects in collaboration with a growing network of craftspeople, suppliers, fabricators and makers who share our curiosity and sense of experimentation.

The practice ethos directly aligns with the wider aspirations for returning Camden Market to its Arts & Craft origins, it's individual offer and continued goals of quality over volume.

"A great building must begin with the unmeasurable, must go through measurable means when it is being designed and in the end must be unmeasurable."

Louis Kahn

